



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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April 28, 2005

IN REPLY PLEASE

REFER TO FILE: **PM-3**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**PUBLIC WORKS HEADQUARTERS SEISMIC RETROFIT PROJECT  
APPROVE REVISED BUDGET  
REJECT CONSTRUCTION BID  
SPECS. 5549R2 ; C.P. 70476  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD, ACTING AS THE GOVERNING BODY OF THE LOS ANGELES  
COUNTY FLOOD CONTROL DISTRICT:**

1. Approve revised project budget of \$29,705,000 to retrofit the Public Works Headquarters building.
2. Reject the construction bid received on March 31, 2005, for the proposed Public Works Headquarters new curtain wall project.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approving the recommended actions will allow the construction of the Public Works Headquarters Seismic Retrofit project to start via an alternative contracting method.

On January 4, 2005, your Board rejected all construction bids received for exterior cable-stayed frame structural strengthening of the Public Works Headquarters building, and authorized a supplemental agreement with Black & Veatch Corporation to revise the project scope to retrofit the existing steel frame connections and column splices and to replace the exterior curtain wall system. This revised concept employs a previously approved alternate under the FEMA Hazard Mitigation Grant Program.

Since we had planned for the tenant improvement demolition and refurbishment and seismic retrofit work to be performed by Board-awarded Job Order Contracts (JOC) on February 15, 2005, your Board adopted plans and specifications for the project and instructed the Executive Officer of the Board to advertise for construction of the new curtain wall system.

On March 31, 2005, one bid was received for the curtain wall system that was determined to be nonresponsive. We have identified an alternate to a new curtain wall system which results in the planned energy efficiency, facilitates construction of the retrofit connections, and reduces project cost. We plan to replace the exterior glass and mullions in lieu of replacing the entire curtain wall system reducing the estimated project cost from \$33,400,000 to \$29,705,000. The replacement work can be accomplished using JOC negating the need to rebid the curtain wall system. We propose to perform the replacement activity using the JOCs being considered by your Board in a related item on the May 10, 2005, agenda. Therefore, the entire headquarters retrofit project will be accomplished using JOCs.

#### **Implementation of Strategic Plan Goals**

These actions meet the County's Strategic Plan Goal of Service Excellence as this project will support the hazard mitigation of this public facility and ensure availability of support for the community after a major disaster. These actions also support the goal of Fiscal Responsibility as the project is an investment in public infrastructure.

#### **FISCAL IMPACT/FINANCING**

This project will be financed by the FEMA Hazard Mitigation Grant mentioned previously and from proceeds of a long-term, tax-exempt bond issue, which is consistent with the Reimbursement Resolution that was approved by your Board on June 17, 2003. Under a separate Board letter being considered by your Board in a related item on the May 10, 2005, agenda, we are seeking funding under a bond proceed program. The bonds will be repaid from resources of the Flood Control District. The Flood Control District intends to recover a portion of the annual debt service payments from tenants at the Headquarters complex over the anticipated twenty year amortization repayment period.

The revised budget of \$29,705,000 is \$3,695,000 less than the estimated budget of \$33,400,000 reported to your Board on February 15, 2005. The project schedule and budget summary are included in Enclosure A.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Not applicable.

### **ENVIRONMENTAL DOCUMENTATION**

On June 17, 2003, your Board approved a Mitigated Negative Declaration and adopted a Mitigation Monitoring and Reporting Program for the project.

### **CONTRACTING PROCESS**

On February 15, 2005, your Board adopted plans and specifications for the project at an estimated construction cost of \$21,966,809, and instructed the Executive Officer of the Board to advertise for construction bids for the new curtain wall system at an estimated construction cost of \$13,382,050. On March 31, 2005, one nonresponsive bid was received from Architectural Glass & Aluminum Company.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the "Doing Business with Us" website. A copy of the web page solicitation is included in Enclosure B.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

To mitigate construction impacts to occupants, a portion of the construction activities for the seismic retrofit will take place during off-hours and weekends when Public Works employees are not at work. The headquarters building will remain open throughout the entire construction period.

The Honorable Board of Supervisors  
April 28, 2005  
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**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Acting Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

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cc: Auditor-Controller  
County Counsel  
Department of Public Social Services (GAIN/GROW Program)  
Office of Affirmative Action Compliance

April 28, 2005

**ENCLOSURE A**

**PUBLIC WORKS HEADQUARTERS SEISMIC RETROFIT PROJECT  
APPROVE REVISED BUDGET  
REJECT CONSTRUCTION BID  
SPECS. 5449R2; C.P. 70476**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Board Authorization	03/16/99*	
Notice to Proceed	04/01/99*	
Project Definition/Program	05/22/00*	
Design Contract Execution Supplemental Agreement Construction Document Submittal Jurisdictional Approval	06/20/02* 06/02/03* 06/02/03*	
Construction Bid and Award	04/19/05	05/17/05
Construction Substantial Completion - Seismic Retrofit Acceptance - Seismic Retrofit	03/08/07 04/06/07	04/05/07 05/17/07

\* Indicates completed activity

## II. PROJECT BUDGET SUMMARY

<b>Budget Category</b>	<b>February 15, 2005 Proposed Project Budget</b>	<b>Impact of this Action</b>	<b>Revised Project Budget</b>
<b>Construction</b>			
Seismic Retrofit/Site Improvements	\$ 21,966,809	\$ (2,451,742)	\$ 19,515,067
Change Orders	\$ 2,199,485	( 243,258)	1,956,227
Steel Price Contingency	\$ 1,000,000	(1,000,000)	
Relocation	\$ 418,000		418,000
Subtotal	\$ 25,584,294	\$ (3,695,000)	\$ 21,889,294
<b>Consultant Services</b>			
(a) Design Seismic Retrofit	\$ 3,897,822	\$ 0	\$ 3,897,822
(b) Design Supplements 1 and 2	23,060	0	23,060
(c) Design Site Improvements	1,200,370	0	1,200,370
(d) Construction Management	824,006	0	824,006
(e) Survey, Testing, and Inspection			
Subtotal	\$ 5,945,258	\$ 0	\$ 5,945,258
<b>Miscellaneous Expenditures</b>			
(a) Print/Blueprinting	\$ 110,828	\$ 0	\$ 110,828
(b) Legal Advertising	27,886	0	27,886
Subtotal	\$ 138,714	\$ 0	\$ 138,714
<b>Jurisdictional Review and Plan Check</b>	\$ 116,351	\$ 0	\$ 116,351
<b>County Services</b>	\$ 1,615,383	\$ 0	\$ 1,615,383
<b>TOTAL</b>	<b>\$ 33,400,000</b>	<b>\$ (3,695,000)</b>	<b>\$ 29,705,000</b>

**Bid Detail Information****Bid Number :** AEDM000033**Bid Title :** Public Works Headquarters Seismic Retrofit/Curtain Wall Replacement**Bid Type :** Construction**Department :** Public Works**Commodity :** BUILDING CONSTRUCTION SERVICE, NON- RESIDENTIAL (OFFICE BLDG., ETC.)**Open Date :** 2/15/2005**Closing Date :** 3/15/2005 1:45 PM**Bid Amount :** N/A**Bid Download :** Not Available

**Bid Description :** The work consists of a curtain wall replacement at the County of Los Angeles Department of Public Works. The Public Works Project Management Team will hold a mandatory pre-bid conference at 10:00 a.m. on March 8, 2005, at the project site located at 900 S. Fremont Avenue, Fifth Floor, Conference Room B, Alhambra, CA 91803, to provide information on the project, bidding process, and answer any questions that the potential bidders may have. To be considered responsive to this invitation for bid, bidders must attend the mandatory pre-bid conference. Bids from bidders who do not attend the pre-bid conference will be rejected as non responsive. This project requires the prime contractor to possess a C-17 license classification at the time of award.

**Contact Name :** Brian Soria**Contact Phone# :** (626) 458-2588**Contact Email :** [bsoria@ladpw.org](mailto:bsoria@ladpw.org)**Last Changed On :** 2/17/2005 5:50:32 PM[Back to Last Window](#)